THANH NAM GROUP JOINT STOCK COMPANY	SOCIALIST REPUBLIC OF VIETNAM
----***----	Independence – Freedom – Happiness
	------***--------
No: 36/2026/CBTT-TNI	*Hanoi, August 27, 2026*

DISCLOSURE OF INFORMATION ON THE ELECTRONIC INFORMATION PORTAL OF THE STATE SECURITIES COMMISSION AND HO CHI MINH STOCK EXCHANGE

(This disclosure may be used to simultaneously notify the State Securities Commission and Ho Chi Minh Stock Exchange)

To:

- **State Securities Commission**
- **Ho Chi Minh Stock Exchange**

Company: THANH NAM GROUP JOINT STOCK COMPANY

Stock Code: TNI

Head Office Address: 3rd Floor, Tower A, Golden Palace Building, No. 99 Me Tri Road, Tu Liem Ward, Hanoi, Vietnam

Phone: (84-24) 37871397

Fax:

Person Responsible for Information Disclosure: *Doan Thi Thu Thuy*

Phone (Mobile, Office, Home):

Type of Disclosure: ☒ Periodic ☐ Extraordinary ☐ 24h ☐ Upon Request

Content of Disclosed Information (*):

Thanh Nam Group Joint Stock Company announces its reviewed consolidated semi-annual financial statements for 2026 and the explanatory letter regarding the financial statements.

This information has been disclosed on the company's electronic portal on: August 27, 2026 at the following link: https://thanhnamgroup.com.vn/

I confirm that the information provided herein is accurate, and I take full responsibility before the law for the content of the disclosed information.

Authorized Person for Information Disclosure

(Signature, Full Name, Title, Seal)

M.S.D.N: 0101... C.T.C.P. CÔNG TY CỔ PHẦN TẬP ĐOÀN THÀNH NAM THÀNH PHỐ HÀ NỘI

Doan Thi Thu Thuy

Attachments:

- Content of the disclosed information and related documents.

THANH NAM GROUP JOINT STOCK COMPANY

Reviewed interim consolidated financial statements

For the six-month period ended 30 June 2026

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STATEMENT OF THE BOARD OF MANAGEMENT

The Board of Management of Thanh Nam Group Joint Stock Company (hereinafter called "the Company") presents this report together with the interim consolidated financial statements of the Company for the six-month period ended 30 June 2026.

GENERAL INFORMATION

Thanh Nam Group Joint Stock Company (hereinafter referred to as "the Company") is a Joint Stock Company established and operating in Vietnam under the Certificate of Business Registration No.-0101515686 for the first time on date 17 month 07 year 2009, and the 18th amendment dated date 05 month 05 year 2026 issued by Hanoi Department of Finance.

THE MEMBERS OF THE BOARD OF MANAGEMENT, THE BOARD OF SUPERVISORS, AND THE BOARD OF GENERAL DIRECTORS

The members of the Board of Management, the Board of Supervisors, and the Board of General Directors of the Company during the period and to the date of this statement are as follows:

The Board of Management

Full name	Position	Date of appointment/dismissal
Mr. Nguyen Hung Cuong	Chairman	Reappointed on 24/04/2026
Ms. Tran Thi Huong Giang	Member	Reappointed on 24/04/2026
Ms. Doan Thi Thu Thuy	Member	Reappointed on 24/04/2026
Ms. Nguyen Thi Hien	Member	Reappointed on 24/04/2026
Mr. Bui Van Huan	Independent member	Reappointed on 24/04/2026

The Board of Supervisors

Full name	Position	Date of appointment/dismissal
Mr. Pham Quang Manh	Head of BOS	Reappointed on 24/04/2026
Ms. Vuong Thi Thuy	Member	Reappointed on 24/04/2026
Ms. Luu Ngoc Anh	Member	Appointed on 24/04/2026
Ms. Lai Thu Trang	Member	Dismissed on 24/04/2026

The Board of General Directors

Full name	Position
Mdm. Doan Thi Thu Thuy	General Director
Mdm. Bui Thi Lieu	Chief Financial Officer

Legal representatives

The legal representative of the Company during the period and to the date of this statement is Mr. Nguyen Hung Cuong – Chairman.

AUDITORS

International Auditing and Valuation Company Limited has been appointed to review the interim consolidated financial statements of the Company for the six-month period ended 30 June 2026.

DISCLOSURE OF THE BOARD OF MANAGEMENT'S RESPONSIBILITIES FOR THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS

The Board of Management of the Company is responsible for preparing the interim consolidated financial statements, which give a true and fair view of the interim consolidated financial position of the Company as

STATEMENT OF THE BOARD OF MANAGEMENT (Continued)

at 30 June 2026, and its interim consolidated financial performance and its interim consolidated cash flows for the period then ended in accordance with Vietnamese Accounting Standards, accounting regime for enterprises and legal regulations relating to interim consolidated financial reporting. In preparing these interim consolidated financial statements, The Board of Management is required to:

- Select suitable accounting policies and then apply them consistently;
- Make judgments and estimates that are reasonable and prudent;
- State whether applicable accounting principles have been followed, subject to any material departures disclosed and explained in the interim consolidated financial statements;
- Prepare the interim consolidated financial statements on the going concern basis unless it is inappropriate to presume that the Company will continue in business; and
- Design and implement an effective internal control system for the purpose of properly preparing and presenting the interim consolidated financial statements to minimize errors and frauds.

The Board of Management of the Company is responsible for ensuring that proper accounting records are kept, which disclose, with reasonable accuracy at any time, the interim consolidated financial position of the Company and that the interim consolidated financial statements comply with Vietnamese Accounting Standards, accounting regime for enterprises and legal regulations relating to interim consolidated financial reporting. The Board of Management is also responsible for safeguarding the assets of the Company and hence for taking reasonable steps for the prevention and detection of frauds and other irregularities.

The Board of Management confirms that the Company has complied with the above requirements in preparing these interim consolidated financial statements.

APPROVAL OF THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS

The Board of Management has approved the accompanying interim consolidated financial statements. These interim consolidated financial statements present fairly, in all material respects, the interim consolidated financial position of the Company as at 30 June 2026, as well as the interim results of its interim consolidated operations and interim consolidated cash flows for the six-month period then ended, in accordance with the prevailing Vietnamese accounting standards, the Vietnamese corporate accounting system, and relevant statutory requirements on the preparation and presentation of interim consolidated financial statements.

COMMITMENT ON INFORMATION DISCLOSURE

The Board of Management confirms that the Company complies with Decree No. 155/2020/ND-CP dated 31 December 2020 of the Government providing detailed regulations for the implementation of certain articles of the Law on Securities, as amended and supplemented by Decree No. 245/2025/ND-CP dated 11 September 2025, and that the Company has not violated its disclosure obligations in accordance with Circular No. 96/2020/TT-BTC dated 16 November 2020 of the Ministry of Finance providing guidance on information disclosure on the securities market, as amended and supplemented by Circular No. 18/2025/TT-BTC dated 26 April 2025; and Circular No. 68/2024/TT-BTC dated 18 September 2024 amending and supplementing certain provisions of the circulars regulating securities transactions on the securities trading system, clearing and settlement of securities transactions, operations of securities companies, and information disclosure on the securities market.

For and on behalf of the Board of Management,

M.S.D.N: 0101515686 - C.T.C.P
CÔNG TY CỔ PHẦN TẬP ĐOÀN THÀNH NAM
THÀNH PHỐ HÀ NỘI

CHỦ TỊCH HĐQT
Nguyễn Hùng Cường

Nguyen Hung Cuong
Chairman
Hanoi, date 26 month 08 2026

No: 14051.1/2026/BCSX/IAV

INTERIM CONSOLIDATED FINANCIAL STATEMENTS REVIEWED REPORT

To: **The shareholders**
The Board of Management, the Board of Supervisors, and the Board of General Directors
of Thanh Nam Group Joint Stock Company

We have reviewed the accompanying interim consolidated financial statement of Thanh Nam Group Joint Stock Company (hereinafter called "the Company "), prepared on date 26 month 08 2026, as set out from page 05 to page 42, which comprise the interim consolidated statement of financial position as at 30 June 2026, the interim consolidated statement of income, and the interim consolidated statement of cash flows for the six-month period ended 30 June 2026, and the Notes to the Interim consolidated financial statements.

Responsibilities of the Board of Management

The Board of Management of the Company is responsible for the preparation and fair presentation of these interim consolidated financial statements in accordance with Vietnamese Accounting Standards, accounting regime for enterprises and legal regulations relating to interim consolidated financial reporting and for such internal control as The Board of Management determines is necessary to enable the preparation of interim consolidated financial statements that are free from material misstatement, whether due to fraud or error.

Responsibilities of Auditors

Our responsibility is to express a conclusion on the Interim Consolidated Financial Statements based on our review. We conducted our review in accordance with Vietnamese Standards on Review Engagements No. 2410 - Review of interim financial information performed by the Independent Auditor of the Entity.

A review of interim financial information consists of making inquiries, primarily of people responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Vietnamese Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

INTERIM CONSOLIDATED FINANCIAL STATEMENTS REVIEWED REPORT (Continued)

Auditor's Conclusion

Based on our review, nothing has come to our attention that causes us to believe that the accompanying Interim Consolidated Financial Statements do not give a true and fair view, in all material respects, of the consolidated financial position of Company as at 30 June 2026, its consolidated operating results and its consolidated cash flows for the 6 months period then ended in accordance with the Vietnamese Accounting Standards, Accounting System for credit institutions in Vietnam and the statutory requirements relevant to preparation and presentation of interim financial statements.

M.S.D.N: 0106299213-C.T.T.N.H.H
CÔNG TY TNHH KIỂM TOÁN VÀ ĐỊNH GIÁ QUỐC TẾ
THÀNH PHỐ HÀ NỘI

TRAN THI THANH TU
Deputy Director
Audit Practising Registration Certificate
No. 3372-2025-283-1

INTERNATIONAL AUDITING AND VALUATION COMPANY LIMITED
Hanoi, date 26 month 08, 2026

INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION

As at 30 June 2026

	ASSETS	Code	Note	Closing balance *VND*	Opening balance *VND*
A.	**SHORT-TERM ASSETS**	**100**		**586,246,244,903**	**706,667,537,072**
I.	**Cash and cash equivalents**	**110**	5.1	**34,794,141,334**	**16,067,173,054**
1.	Cash	111		34,794,141,334	9,004,196,571
2.	Cash equivalents	112		-	7,062,976,483
II.	**Short-term financial investments**	**120**		**6,881,555,056**	**7,751,974,696**
1.	Short-term held-to-maturity investments	123		6,881,555,056	7,751,974,696
III.	**Short-term receivables**	**130**		**294,834,044,290**	**494,011,042,697**
1.	Short-term trade receivables	131	5.2	181,286,222,314	244,428,558,410
2.	Short-term advances to suppliers	132	5.3	21,851,865,198	1,347,345,927
3.	Other short-term receivables	135	5.4	91,695,956,778	248,235,138,360
IV.	**Inventories**	**140**		**242,376,902,617**	181,782,518,857
1.	Inventories	141	5.5	242,376,902,617	181,782,518,857
VI.	**Other short-term assets**	**160**		**7,359,601,606**	**7,054,827,768**
1.	Short-term prepaid expenses pending allocation	161	5.6	1,431,617,552	661,478,958
2.	Value added tax deductibles	162		5,927,984,054	6,392,348,810
3.	Taxes and other receivables from the State budget	163	5.13	-	1,000,000
B.	**LONG-TERM ASSETS**	**200**		**431,551,975,791**	**227,725,043,312**
II.	**Fixed assets**	**220**		**96,183,987,254**	**84,829,039,898**
1.	Tangible fixed assets	221	5.9	96,177,849,745	84,820,856,557
	- Cost	*222*		*141,416,802,740*	*135,628,774,609*
	- Accumulated depreciation	*223*		*(45,238,952,995)*	*(50,807,918,052)*
2.	Intangible fixed assets	227	5.10	6,137,509	8,183,341
	- Cost	*228*		*1,145,540,440*	*1,145,540,440*
	- Accumulated amortisation	*229*		*(1,139,402,931)*	*(1,137,357,099)*
V.	**Long-term assets in progress**	**250**		**175,846,131,398**	**102,914,598,269**
1.	Construction in progress	252	5.8	175,846,131,398	102,914,598,269
VII.	**Other long-term assets**	**270**		**159,521,857,139**	**39,981,405,145**
1.	Long-term prepaid expenses pending allocation	271	5.6	2,852,076,806	2,450,795,840
2.	Goodwill	279	5.7	156,669,780,333	37,530,609,305
	TOTAL ASSETS (280 = 100 + 200)	**280**		**1,017,798,220,694**	**934,392,580,384**

INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION (Continued)

As at 30 June 2026

	RESOURCES	Code	Note	Closing balance *VND*	Opening balance *VND*
C.	**LIABILITIES**	**300**		**410,444,330,432**	**343,399,227,158**
I.	**Short-term liabilities**	**310**		**384,059,935,591**	**330,388,229,646**
1.	Short-term trade payables	311	5.11	51,037,970,569	119,923,048,028
2.	Short-term advances from customers	312		2,856,292,792	-
3.	Short-term taxes and amounts payable to the State budget	314	5.12	1,265,663,257	20,280,051,614
4.	Payables to employees	315		1,085,860,799	584,972,055
5.	Short-term accrued expenses	316	5.13	1,470,525,621	691,449,568
6.	Other short-term payables	320	5.14	6,042,816,963	79,174,450
7.	Short-term borrowings and finance lease liabilities	321	5.15	318,944,377,659	187,473,106,000
8.	Bonus and welfare fund	323		1,356,427,931	1,356,427,931
II.	**Long-term liabilities**	**330**		**26,384,394,841**	**13,010,997,512**
1.	Long-term borrowings and finance lease liabilities	339	5.15	26,035,513,969	11,994,156,018
2.	Deferred tax liabilities	342		348,880,872	1,016,841,494
D.	**EQUITY**	**400**	5.16	**607,353,890,262**	**590,993,353,226**
1.	Owner's contributed capital	411		525,000,000,000	525,000,000,000
	- Ordinary shares with voting rights	*411a*		*525,000,000,000*	*525,000,000,000*
2.	Share premium	412		3,811,400,000	3,811,400,000
3.	Investment and development fund	418		4,180,283,793	4,180,283,793
4.	Retained earnings	420		21,957,972,859	7,922,302,671
	- Retained earnings accumulated to the prior period end	*420a*		*7,922,302,671*	*(35,822,296,452)*
	- Retained earnings of the current period	*420b*		*14,035,670,188*	*43,744,599,123*
5.	Non-controlling interests	429		52,404,233,610	50,079,366,762
	TOTAL RESOURCES (440=300+400)	**440**		**1,017,798,220,694**	**934,392,580,384**

M.S.D.N: 0101515686 - C.T.C.P
CÔNG TY CỔ PHẦN TẬP ĐOÀN THÀNH NAM
THÀNH PHỐ HÀ NỘI

Preparer
Le Huu Bien

Chief Accountant
Le Huu Bien

CHỦ TỊCH HĐQT
Chairman
Nguyen Hung Cuong
Nguyễn Hùng Cường
Hanoi, Viet Nam
Date 26 month 08 2026

THANH NAM GROUP JOINT STOCK COMPANY
3rd Floor, Tower A, Golden Palace Office Building
No. 99 Me Tri, Tu Liem Ward, Hanoi, Vietnam

FORM B 02a – DN/HN

INTERIM CONSOLIDATED STATEMENT OF INCOME

For the six-month period ended 30 June 2026

	ITEMS	Code	Note	Current period *VND*	Prior period *VND*
1.	**Gross revenue from goods sold and services rendered**	**01**	6.1	**697,055,190,032**	**530,968,145,682**
2.	Deductions	02		-	-
3.	**Net revenue from goods sold and services rendered (10=01-02)**	**10**		**697,055,190,032**	**530,968,145,682**
4.	Cost of goods sold and services rendered	11	6.2	683,779,305,642	513,205,862,337
5.	**Gross profit/ (losses) from goods sold and services rendered (20=10-11)**	**20**		**13,275,884,390**	**17,762,283,345**
6.	**Gain/loss from the disposal of investment properties**	**21**		**-**	**-**
7.	Financial income	22	6.3	50,197,452,900	1,144,330,975
8.	Financial expenses	23	6.4	29,616,841,426	7,004,919,975
	- In which: Interest expense	*24*		*12,673,368,268*	*6,962,578,037*
9.	Selling expenses	25	6.5	6,343,971,195	2,376,458,602
10.	General and administration expenses	26	6.6	17,290,047,662	6,582,534,250
11.	Share of profit or loss of joint ventures and associates	27		-	(3,637,467,580)
12.	**Net operating profit {30 = 20 + 21+ (22 - 23) - (25 + 26) + 27}**	**30**		**10,222,477,007**	**(694,766,087)**
13.	Other income	31	6.7	4,291,337,719	366,120
14.	Other expenses	32	6.8	352,530,089	260,921,180
15.	**Other profit/ (losses) (40=31-32)**	**40**		**3,938,807,630**	**(260,555,060)**
16.	**Accounting profit/ (losses) before tax (50=30+40)**	**50**		**14,161,284,637**	**(955,321,147)**
17.	Current corporate income tax expense	51	6.9	344,576,060	-
18.	Deferred corporate tax expense	52		(667,960,622)	197,582,874
19.	**Net profit after corporate income tax (60=50-51-52)**	**60**		**14,484,669,199**	**(1,152,904,022)**
20.	**Profit after tax attributable to owners of the parent**	**61**		**14,035,670,188**	**(1,206,355,454)**
21.	**Profit after tax attributable to non-controlling interests**	**62**		**448,999,011**	**53,451,432**
22.	Basic earnings per share	70	6.10	267	(23)
23.	Diluted earnings per share	71		267	(23)

M.S.D.N:0101613686-C.T.C.P
CÔNG TY CỔ PHẦN TẬP ĐOÀN THÀNH NAM
THÀNH PHỐ HÀ NỘI

Preparer	Chief Accountant	Chairman
Le Huu Bien	**Le Huu Bien**	**Nguyen Hung Cuong**

CHỦ TỊCH HĐQT
Nguyễn Hùng Cường

Hanoi, Viet Nam
Date 26 month 08 2026

INTERIM CONSOLIDATED STATEMENT OF CASH FLOWS

For the six-month period ended 30 June 2026
(Indirect method)

	ITEMS	Code	Note	Current period *VND*	Prior period *VND*
I.	**CASH FLOWS FROM OPERATING ACTIVITIES**				
1.	***(Losses)/Profit before tax***	**01**		***14,161,284,637***	***(955,321,147)***
2.	***Adjustments for:***				
	Depreciation and amortisation of fixed assets and investment properties	02		11,282,785,256	4,589,883,265
	Allowances and provisions	03		-	9
	(Gains)/losses from investing, financial activities	05		(5,816,612,897)	(1,144,330,975)
	Borrowing costs	06		12,673,368,268	6,962,578,037
3.	***Operating profit before changes in working capital***	**08**		***32,300,825,264***	***9,452,809,189***
	Change in receivables	09		117,162,459,847	47,018,765,240
	Change in inventories	10		(26,808,343,262)	(50,974,266,705)
	Change in payables (excluding accrued loan interest and corporate income tax payable)	11		(79,748,255,108)	9,731,182,214
	Change in prepaid expenses pending allocation	12		(426,950,208)	(441,508,950)
	Borrowing costs paid	14		(12,453,417,215)	(7,371,512,514)
	Corporate income tax paid	15		-	(260,162,720)
	Net cash flows from operating activities	***20***		***30,026,319,318***	***7,155,305,754***
II.	**CASH FLOWS FROM INVESTING ACTIVITIES**				
1.	Acquisition and construction of fixed assets and other long-term assets	21		(80,562,459,833)	(1,188,189,946)
2.	Proceeds from sale, disposal of fixed assets and other long-term assets	22		21,045,181,819	-
3.	Cash outflow for lending, buying debt instruments of other entities	23		(100,000)	(162,551,433)
4.	Cash recovered from lending, selling debt instruments of other entities	24		1,030,000,000	-
5.	Equity investments in other entities	25		(234,518,489,633)	(68,700,000,000)
6.	Cash recovered from equity investment in other entities	26		221,000,000,000	-
7.	Interest earned, dividends and profits received	27		2,924,386,999	1,144,330,975
	Net cash flows from investing activities	***30***		***(69,081,480,648)***	***(68,906,410,404)***
III.	**CASH FLOWS FROM FINANCING ACTIVITIES**				
1.	Proceeds from borrowings	33	7.1	279,865,613,753	299,680,999,554
2.	Repayment of borrowings	34	7.2	(222,083,484,143)	(391,158,016,486)
	Net cash flows from financing activities	***40***		***57,782,129,610***	***(91,477,016,932)***

INTERIM CONSOLIDATED STATEMENT OF CASH FLOWS (Continued)

For the six-month period ended 30 June 2026
(Indirect method)

ITEMS	Code	Note	Current period *VND*	Prior period *VND*
Net increase/(decrease) in cash for the period (50=20+30+40	**50**		**18,726,968,280**	**(153,228,121,582)**
Cash and cash equivalents at the beginning of the period	**60**		**16,067,173,054**	**174,304,665,627**
Effects of changes in foreign exchange rates	61		-	-
Cash and cash equivalents at the end of the period (70=50+60+61)	**70**		**34,794,141,334**	**21,076,544,045**

CÔNG TY CỔ PHẦN TẬP ĐOÀN THÀNH NAM
M.S.D.N: 0101515686 - C.T.C.P
THÀNH PHỐ HÀ NỘI

Preparer
Le Huu Bien

Chief Accountant
Le Huu Bien

Chairman
Nguyen Hung Cuong
CHỦ TỊCH HĐQT
Nguyễn Hùng Cường
Hanoi, Viet Nam
Date 26 month 08 2026

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS

For the six-month period ended 30 June 2026

These notes are an integral part of and should be read in conjunction with the accompanying interim consolidated financial statements.

1. THE COMPANY'S OPERATION FEATURES

1.1 Structure of ownership

Thanh Nam Group Joint Stock Company (hereinafter referred to as "the Company") is a Joint Stock Company established and operating in Vietnam under the Certificate of Business Registration No.-0101515686 for the first time on date 17 month 07 year 2009, and the 18th amendment dated date 05 month 05 year 2026 issued by Hanoi Department of Finance.

The Company's head office is located at 3rd Floor, Tower A, Golden Palace Office Building, No.99 Me Tri, Tu Liem Ward, Hanoi City, Vietnam.

The Company's charter capital is VND 525,000,000,000 (Word: Five hundred and twenty-five billion dong). The total number of shares is 52,500,000 shares.

The number of employees as at 30 June 2026 was 73 people (01 January 2026 was 43 people).

1.2 Business activities

The Company's main business area are manufacturing and trading.

1.3 Business area

Business activities of the Company include:

- Trading in machinery, equipment and industrial supplies, mechanical and metallurgical equipment, and construction equipment;
- Real estate business; trading in land use rights owned, used or leased by the Company; exploitation and leasing of warehouses and goods storage facilities;
- Freight transportation;
- Construction of civil, industrial and transportation works;
- Trading in automobiles and motorcycles;
- Agency, brokerage, auction, commercial brokerage, and agency for the purchase, sale and consignment of goods;
- Hotel services;
- Restaurant and catering services;
- Trading in various types of steel and iron products;
- Manufacturing and processing of mechanical products.

1.4 Normal production and business cycle

The Company's normal production and business cycle is carried out for a time period of 12 months.

1.5 The Corporation's structure

Total number of subsidiaries:

+ Number of subsidiaries consolidated as at 30 June 2026: 9 subsidiaries, including 3 first-tier subsidiaries and 6 second-tier subsidiaries.
+ Number of subsidiaries not consolidated as at 30 June 2026: None.

List of consolidated subsidiaries:

Name	Place of incorporation and operation	Proportion of ownership interest	Proportion of voting power held	Principal activities
First-tier subsidiaries				
Dong Xuan Farm and Energy Joint Stock Company	Hanoi	95.00%	95.00%	Electricity trading and generation
IPG Investment and Trading Joint Stock Company	Ho Chi Minh City	59.00%	59.00%	Investment and real estate business
Vietnam Coffee Export Joint Stock Company	Hanoi	98.33%	98.33%	Trading and manufacturing
Second-tier subsidiaries				
Vietnam Rooftop Solar Company Limited	Dak Lak	95.00%	95.00%	Electricity trading and generation
Green Solar Vietnam Company Limited	Dak Lak	95.00%	95.00%	Electricity trading and generation
Thien Ha Xanh Energy Company Limited	Dak Lak	95.00%	95.00%	Electricity trading and generation
Rooftop Solar System Company Limited	Dak Lak	95.00%	95.00%	Electricity trading and generation
World Green Energy Company Limited	Dak Lak	95.00%	95.00%	Electricity trading and generation
Solar Energy Production Company Limited	Dak Lak	95.00%	95.00%	Electricity trading and generation

1.6 Disclosure of information comparability in the interim consolidated financial statements

The data presented in the interim consolidated financial statements for the six-month period ended 30 June 2026 are comparable to the corresponding figures of the prior period.

2. ACCOUNTING CONVENTION AND ACCOUNTING PERIOD

2.1 Basis for preparing interim consolidated financial statements

The accompanying interim consolidated financial statements are presented in Vietnam Dong (VND), according to the principle of historical cost and in accordance with Vietnamese accounting standards and Vietnamese corporate accounting regime and legal regulations related to the preparation and presentation of interim consolidated financial statements.

The accompanying interim consolidated financial statements are not intended to reflect the interim consolidated financial position, interim consolidated operating results and interim consolidated cash flows in accordance with the accounting principles and practices generally accepted in other countries outside Vietnam.

2.2 Going concern assumption

There have been no events that cast significant doubt on its ability to continue as a going concern. The Company neither intends nor is forced to cease operations or significantly scale back its operations.

2.3 Financial year

The Company's financial year begins on 01 January and ends on 31 December.

For the six-month accounting period ended 30 June 2026, the Company prepared the interim consolidated financial statements in accordance with applicable regulations.

3. ACCOUNTING STANDARDS AND ACCOUNTING REGIME APPLIED

3.1. Accounting regime applied

The Company applies the accounting regime prescribed under Circular No. 99/2025/TT-BTC dated 27 October 2025 issued by the Ministry of Finance providing guidance on the corporate accounting regime, Circular No. 202/2014/TT-BTC providing guidance on the preparation and presentation of consolidated financial statements, and Circular No. 43/2026/TT-BTC dated 20 April 2026 issued by the Ministry of Finance amending and supplementing certain articles of Circular No. 202/2014/TT-BTC.

3.2. Statement of compliance with Accounting Standards and Accounting Regime

The Company has applied the Vietnamese Accounting Standards and the guidance documents on the implementation of the Accounting Standards issued by the State. The interim consolidated financial statements have been prepared and presented in accordance with the requirements of the relevant standards, circulars guiding the implementation of the standards, and the applicable Accounting Regime.

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

4.1. Changes in Accounting Policies and Disclosures

The accounting policies used by the Company in preparing the interim consolidated financial statements have been applied consistently with those used in the preparation of the consolidated financial statements for the financial year ended 31 December 2025 and the interim consolidated financial statements for the six-month accounting period ended 30 June 2025, except for changes in accounting policies relating to transactions arising from the first-time adoption of Circular No. 99/2025/TT-BTC and Circular No. 43/2026/TT-BTC.

On 27 October 2025, the Ministry of Finance issued Circular No. 99/2025/TT-BTC providing guidance on the corporate accounting regime ("Circular 99"), which replaces Circular No. 200/2014/TT-BTC providing guidance on the corporate accounting regime issued by the Ministry of Finance on 22 December 2014 and certain other relevant regulations. Subsequently, on 20 April 2026, the Ministry of Finance issued Circular No. 43/2026/TT-BTC amending and supplementing certain articles of Circular No. 202/2014/TT-BTC dated 22 December 2014 of the Minister of Finance providing guidance on the methods of preparation and presentation of consolidated financial statements ("Circular 43").

The Company applies the changes in accounting policies in accordance with Circular 99 and Circular 43 that affect the Company on a simplified retrospective and non-retrospective basis, as guided by the transitional provisions of Circular 99 and Circular 43. Accordingly, the Company has also restated the corresponding prior-period data for certain line items to conform with the presentation under Circular 99 and Circular 43 in the current interim consolidated financial statements, as presented in Note 8.4 – Comparative information.

4.2. Estimates

The preparation of interim consolidated financial statements in conformity with Vietnamese Accounting Standards requires The Board of Management to make estimates and assumptions that affect the reported amounts of assets, liabilities and disclosures of contingent assets and liabilities at the date of the interim consolidated financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates and assumptions.

4.3. Basis of consolidation

The consolidated financial statements incorporate the financial statements of the Company and enterprises controlled by the Company (its subsidiaries) up to 31 December each year. Control is achieved where the Company has the power to govern the financial and operating policies of an investee enterprise so as to obtain benefits from its activities.

The results of subsidiaries acquired or disposed of during the year are included in the consolidated statement of income from the effective date of acquisition or up to the effective date of disposal, as appropriate.

Where necessary, adjustments are made to the financial statements of subsidiaries to bring the accounting policies used in line with those used by the Company.

Intragroup transactions and balances are eliminated in full on consolidation.

Non-controlling interests consist of the amount of those non-controlling interests at the date of the original business combination (see below) and the non-controlling interests' share of changes in equity since the date of the combination. Losses in subsidiaries are respectively attributed to the non-controlling interests even if this results in the non-controlling interests having a deficit balance.

4.4. Business combinations

On acquisition, the assets and liabilities and contingent liabilities of a subsidiary are measured at their fair values at the date of acquisition. Any excess of the cost of acquisition over the fair values of the identifiable net assets acquired is recognised as goodwill. Any deficiency of the cost of acquisition below the fair values of the identifiable net assets acquired is credited to profit and loss in the period of acquisition.
The non-controlling interests are initially measured at the non-controlling shareholders' proportion of the net fair value of the assets, liabilities and contingent liabilities recognised.

4.5. Goodwill

Goodwill presented in the interim consolidated financial statements represents the excess of the consideration transferred for a business combination over the Company's interest in the fair value of the identifiable assets, liabilities and contingent liabilities of the subsidiary, associate or jointly controlled entity at the date of the investment. Goodwill is amortised on a straight-line basis over its estimated useful life of 10 years.

Goodwill arising from the acquisition of an associate or a jointly controlled entity is included in the carrying amount of the investment in the associate or jointly controlled entity. Goodwill arising from the acquisition of subsidiaries is presented separately as an asset in the interim consolidated statement of financial position.

Upon disposal of a subsidiary, the unamortised carrying amount of the related goodwill is included in the gain or loss arising from the disposal of the subsidiary.

4.6. Gain on bargain purchase

Gain on bargain purchase represents the excess of the Company's interest in the net fair value of the identifiable assets, liabilities and contingent liabilities of a subsidiary, associate or jointly controlled entity at the date of acquisition over the cost of acquisition. Gain on bargain purchase is immediately recognised in the consolidated statement of income at the acquisition date.

4.7. Transactions in foreign currencies

The Company records economic transactions denominated in foreign currencies in its accounting books and prepares its interim financial statements using a single currency, being Vietnam Dong or the accounting currency. The translation of foreign currencies into Vietnam Dong or the accounting currency is based on the actual transaction exchange rate or the book exchange rate, depending on the nature and substance of the economic transaction and the principles for applying exchange rates, as follows:

- Transactions resulting in increases in assets, liabilities, equity, revenue and expenses denominated in foreign currencies are translated using the actual transaction exchange rate at the transaction date, being the average of the buying and selling transfer rates quoted by the commercial bank with which the Company regularly transacts;
- Transactions resulting in decreases in cash, receivables and liabilities denominated in foreign currencies are translated using the book exchange rate, including the actual specific identification book exchange rate or the weighted average book exchange rate.

The exchange rate used to revalue the balances of monetary items denominated in foreign currencies at the end of the accounting period is the average of the buying and selling transfer rates quoted by the commercial bank with which the Company regularly transacts at the end of the accounting period. For foreign currency demand deposit balances, the Company revalues all monetary items denominated in foreign currencies using the average of the buying and selling transfer rates quoted by the commercial bank where the Company maintains its deposit accounts.

All foreign exchange differences arising from the revaluation of monetary items denominated in foreign currencies at the end of the period are recognised in finance income (if gain) or finance costs (if loss) to determine the results of business activities for the period.

4.8. Cash and cash equivalents

Cash and cash equivalents comprise cash on hand, demand deposits, cash in transit, cash equivalents and short-term investments with a maturity of no more than three months from the date of investment, which are readily convertible into a known amount of cash and subject to an insignificant risk of changes in value at the end of the accounting period, and are not subject to restrictions on use.

4.9. Financial investments

Held-to-maturity investments

Held-to-maturity investments comprise investments that the Company has the intention and ability to hold until maturity. Held-to-maturity investments include term deposits at banks, negotiable instruments (including treasury bills, promissory notes and certificates of deposit), bonds, preference shares classified as liabilities, loans held to maturity for the purpose of earning periodic interest, and other held-to-maturity investments or investments of a similar nature, excluding derivative instruments.

Held-to-maturity investments are recognised from the date of acquisition and initially measured at purchase price and costs directly attributable to the acquisition of the investments. Interest income from held-to-maturity investments after the acquisition date is recognised in the Statement of Income on an accrual basis. Interest received in advance before the Company holds the investments is deducted from the cost of the investments at the date of acquisition.

Provision for doubtful debts relating to held-to-maturity investments is recognised in accordance with prevailing accounting regulations.

4.10. Receivables

Receivables represent the amounts recoverable from customers or other debtors and are stated at book value less allowance for doubtful debts.

Allowance for doubtful debts is made for receivables that are overdue for six months or more, or when the debtor is in dissolution, in bankruptcy, or is experiencing similar difficulties and so may be unable to repay the debt.

4.11. Inventories

Inventories are stated at the lower of cost and net realisable value. Cost of inventories comprises direct materials, direct labour and, where applicable, production overheads incurred in bringing the inventories to their present location and condition.

The cost of inventories is determined using the weighted average method and accounted for using the perpetual method.
Net realisable value is the estimated selling price in the ordinary course of business less the estimated costs of completion and the estimated costs necessary to make the sale, including marketing, selling and distribution expenses.

Provision for diminution in value of inventories is made in accordance with prevailing accounting regulations. Accordingly, the Company makes provision for obsolete, damaged and substandard inventories and in cases where the cost of inventories exceeds their net realisable value at the end of the accounting period.

4.12. Tangible fixed assets

Tangible fixed assets are stated at cost less accumulated depreciation.

The costs of purchased tangible fixed assets comprise their purchase prices and any directly attributable costs of bringing the assets to their working condition and location for their intended use.

Tangible fixed assets are depreciated using the straight-line method over their estimated useful lives, as follows:

Fixed assets	**Useful life (years)**
Buildings and structures	05 - 15
Machinery and equipment	03 - 15
Vehicles and transmission equipment	07 - 10
Office equipment and management tools	03 - 06
Other tangible fixed assets	03 - 05

Loss or gain resulting from sales and disposals of tangible fixed assets is the difference between profit from sales or disposals of assets and their residual values and is recognised in the statement of income.

4.13. Intangible fixed assets

Intangible fixed assets are stated at cost less accumulated amortisation.

The cost of intangible fixed assets comprises all the expenses incurred to obtain this asset put into use. Costs incurred after the initial recognition are recognized to increase the cost of intangible fixed assets if these costs certainly increase economic benefits in the future due to using this asset.

When intangible fixed assets are sold or retired, their cost and accumulated amortisation are removed from the interim consolidated statement of financial position and any profit or loss resulting from its disposal is included in the income or expense in the year.

The Company's intangible fixed assets include:

Computer software

Costs relating to computer software that is not an integral part of the related hardware are capitalised. The cost of computer software comprises all costs incurred by the Company up to the date on which the software is put into use. Computer software is amortised using the straight-line method over 03 to 05 years.

Copyrights, patents and trademarks

The cost of copyrights, patents and trademarks acquired from third parties comprises the purchase price, non-refundable purchase taxes and registration fees. Copyrights, patents and trademarks are amortised using the straight-line method over 12 years.

4.14. Construction in progress

Assets under construction for production, rental, administrative purposes or for any other purposes are stated at cost. Such costs include expenditures necessary to bring the assets to working condition in accordance with the Company's accounting policies. Depreciation of these assets, on the same basis as other assets, commences when the assets are ready for their intended use.

4.15. Prepaid expenses

Prepaid expenses are expenses which have already been paid but relate to results of operations of multiple accounting periods. Prepaid expenses of the Company include the following expenses:

Tools and equipment

Tools and equipment put into use are amortised to expenses using the straight-line method over a period not exceeding 03 years.

Other expenses

Other expenses are amortised to expenses using the straight-line method over a period not exceeding 03 years.

4.16. Accounts payable and accrued expenses

Payables and accrued expenses are recognized as the amount of money to be paid in the future related to the goods and services received. Payable expenses are recognized based on a reasonable estimate of the payable.
Payables are classified as payable to suppliers, accrued expenses, and other payables according to the following principles:

- Payables to suppliers reflect the trade payables arising from commercial transactions between the Company and the seller, which is an independent entity of the Company, including the number of payables on imports through trustees.
- Accrued expenses reflect the payables for goods and services received from the seller or provided for the buyer, for which no invoices have yet been received from suppliers. Those payables also reflect the number of payables to employees on vacation wages, production, and business costs that must accrue. When those costs are actually incurred, if there is a difference with the deducted amount, the accountant will record additional or decrease costs corresponding to the difference.
- Other payables reflect non-commercial receivables, not related to the purchase and sale transactions.

4.17. Borrowings and finance lease liabilities

Borrowings are tracked according to each object, each contract and the repayment term. In case of borrowings in foreign currency, detailed tracking is done in the original currency.

4.18. Borrowings cost

Borrowing costs are recognised in the statement of income in the year when incurred unless they are capitalised in accordance with Vietnamese Accounting Standard No. 16 "Borrowing costs". Accordingly, borrowing costs directly attributable to the acquisition, construction or production of qualifying assets, which are assets that necessarily take a substantial period of time to get ready for their intended use or sale, are added to the cost of those assets, until such time as the assets are substantially ready for their intended use or sale. Investment income earned on the temporary investment of specific borrowings pending their expenditure on qualifying assets is deducted from the cost of those assets. For specific borrowings for the purpose of construction of fixed assets and investment properties, borrowing costs are capitalised even when the construction period is under 12 months.

4.19. Owner's equity

Capital is recorded according to the amount actually invested by shareholders.

4.20. Distribution of net profits

Profit after tax is distributed to shareholders after an appropriation of funds under the Charter of the Company as same as the law and is approved by the General Meeting of Shareholders.
The distribution of profits to shareholders is considered to non-cash items in undistributed profit may affect cash flow and ability to pay dividends as profit from revaluation of assets contributed as capital, interest due to the revaluation of monetary items, the financial instruments and other non-cash items.

Dividends are recognized as liabilities when approved by the General Meeting of Shareholders.

4.21. Revenue recognition

Revenue from sales of finished goods and merchandise goods

Revenue from sales of finished goods and merchandise goods is recorded when simultaneously satisfy the following conditions:

- The Company has transferred to the buyer the significant risks and rewards of ownership of the goods.
- The Company retains neither continuing managerial involvement to the degree usually associated with; ownership nor effective control over the goods sold.
- The amount of revenue can be measured reliably.
- It is probable that the economic benefits associated with the transaction will flow to the Company; and.
- The costs incurred or to be incurred in respect of the transaction can be measured reliably.

Revenue from service rendered

Revenue of a transaction involving the rendering of services is recognised when the outcome of such transactions can be measured reliably. Where a transaction involving the rendering of services is attributable to several periods, revenue is recognised in each period by reference to the percentage of completion of the transaction at the statement of financial position date of that period. The outcome of a transaction can be measured reliably when all four (4) following conditions are satisfied:

- The amount of revenue can be measured reliably.
- It is probable that the economic benefits associated with the transaction will flow to the Company.
- The percentage of completion of the transaction at the statement of financial position date can be measured reliably; and.

- The costs incurred for the transaction and the costs to complete the transaction can be measured reliably.

Financial income

Interest

Interest is recognized on an accrual basis, are determined on the balance of cash in bank and the actual interest rate for each period.

4.22. Cost of goods sold and service rendered

Cost of goods sold includes the cost of products, goods and service rendered during the year and is recorded in accordance with revenue during the year. The cost of direct raw materials consumed in excess of normal levels, labor costs, and fixed general production costs that are not allocated to the value of warehoused products must be immediately calculated into the cost of goods sold (after minus compensation, if any) even when the products and goods have not been determined to be consumed.

4.23. Selling expenses

Selling expenses reflect the actual expenses in the process of sales of goods and services rendered. Mainly includes sales staff salaries, sales promotion expenses, product introduction expenses, advertising expenses and sales commissions.

4.24. General and administration expenses

General and administration expenses reflect actual expenses incurred during the general management of the Company, mainly including expenses for labor of management department salaries; social insurance, health insurance, trade union fees, unemployment insurance for labor; office equipment expenses; depreciation and amortization; provision expenses; outside services and other expenses.

4.25. Taxation

Income tax expense represents the sum of the tax currently payable and deferred tax.

The tax currently payable is based on taxable profit for the year. Taxable profit differs from profit before tax as reported in the statement of income because it excludes items of income or expense that are taxable or deductible in other years (including loss carried forward, if any) and it further excludes items that are never taxable or deductible.

Deferred tax is recognised on significant differences between carrying amounts of assets and liabilities in the financial statements and the corresponding tax bases used in the computation of taxable profit and is accounted for using statement of financial position liability method. Deferred tax liabilities are generally recognised for all temporary differences and deferred tax assets are recognised to the extent that it is probable that taxable profit will be available against which deductible temporary differences can be utilised.

Deferred tax is calculated at the tax rates that are expected to apply in the period when the liability is settled or the asset realised. Deferred tax is charged or credited to profit or loss, except when it relates to items charged or credited directly to equity, in which case the deferred tax is also dealt with in equity.

Deferred tax assets and liabilities are offset when there is a legally enforceable right to set off current tax assets against current tax liabilities and when they relate to income taxes levied by the same tax authority and the Company intends to settle its current tax assets and liabilities on a net basis.

The determination of the tax currently payable is based on the current interpretation of tax regulations. However, these regulations are subject to periodic variation and their ultimate determination depends on the results of the tax authorities' examinations.

Other taxes are paid in accordance with the prevailing tax laws in Vietnam.

4.26. Related parties

The parties are considered to be related if that party has the ability to control or significantly influence the other party in making decisions on financial policies and operations. Parties are considered a related party of the Company in case that party is able to control the company or to cause material effects on the financial decisions.
In considering the relationship of the parties involved, the nature of the relationship is more emphasized than the legal form of the relationship.

5. ADDITIONAL INFORMATION ON THE PRESENTED SECTIONS ON THE INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION

5.1 Cash and cash equivalents

	Closing balance *VND*	Opening balance *VND*
Cash and cash equivalents held by the Company that are not subject to transfer restrictions		
Cash	14,038,160,243	8,452,474,348
Demand deposits in banks	20,755,981,091	551,722,223
- Joint Stock Commercial Bank for Investment and Development of Vietnam	*3,115,351,395*	*39,464,111*
- Military Commercial Joint Stock Bank	*17,484,183,364*	*446,377,597*
- Other banks	*156,446,332*	*65,880,515*
Cash equivalents	-	7,062,976,483
	34,794,141,334	**16,067,173,054**

5.2 Short-term trade receivables

	Closing balance		Opening balance	
	Carrying amount VND	Allowance VND	Carrying amount VND	Allowance VND
Dong Do Architecture and Construction Consulting Joint Stock Company	23,073,069,785	-	23,576,581,577	-
Nam Thang Long Consulting and Trading Company Limited	28,591,043,160	-	8,922,543,711	-
Kinh Bac Real Estate and Construction Joint Stock Company	27,709,892,521	-	25,497,339,467	-
Viet Steel Trading One Member Company Limited	-	-	43,798,138,561	-
2HC Vietnam Company Limited	-	-	26,380,954,413	-
CIC Vietnam Joint Stock Company	-	-	21,197,765,194	-
Phu Cuong Import-Export Manufacturing Joint Stock Company	48,479,741,550	-	57,492,151,500	-
Other trade receivables	53,432,475,298	-	37,563,083,987	-
	181,286,222,314	**-**	**244,428,558,410**	**-**

5.3 Short-term advances to suppliers

	Closing balance		Opening balance	
	Carrying amount VND	Allowance VND	Carrying amount VND	Allowance VND
Vietnam Stainless Steel Manufacturing and Trading Company Limited	6,325,584,463	-	-	-
Dak Lak Organic Coffee Joint Stock Company	12,052,632,947	-	-	-
Other advances to suppliers	3,473,647,788	-	1,347,345,927	-
	21,851,865,198	**-**	**1,347,345,927**	**-**

5.4 Other receivables

	Closing balance		Opening balance	
	Carrying amount VND	Allowance VND	Carrying amount VND	Allowance VND
Advances	101,174,800	-	5,263,413,425	-
Deposits and security deposits	23,845,504,628		227,900,000	
Receivables from loans to individuals	52,199,000,000	-	21,649,000,000	-
Receivable from Mr. Nguyen Trong Hai for proceeds from sale of investment	-	-	221,000,000,000	-
Receivable from cash payment discounts	15,448,557,896	-	-	-
Other receivables	101,719,454	-	94,824,935	-
	91,695,956,778	**-**	**248,235,138,360**	
Short-term other receivables from related parties (Details stated in Note 8.2)	**10,199,000,000**	**-**	**18,649,000,000**	**-**

5.5 Inventories

	Closing balance		Opening balance	
	Value VND	Allowance VND	Value VND	Allowance VND
Raw materials	43,369,575,074	-	1,722,014,885	-
Tools and supplies	518,475,052	-	900,000	-
Finished goods	45,123,777,895	-	-	-
Merchandise	153,365,074,596	-	180,059,603,972	-
	242,376,902,617	**-**	**181,782,518,857**	**-**

Value of slow-moving, substandard, deteriorated, technically obsolete and unsaleable inventories at the end of the period: VND 0.

Value of inventories pledged or mortgaged as security for liabilities at the end of the period: VND 0.

5.6 Prepaid expenses pending allocation
5.6.1 Short-term prepaid expenses pending allocation

	Closing balance VND	Opening balance VND
Tools and equipment in use	320,167,581	396,745,221
Office and land rental expenses	591,386,961	-
Operating, maintenance and insurance expenses for the solar power system	425,858,427	117,180,040
Other short-term prepaid expenses	94,204,583	147,553,697
	1,431,617,552	**661,478,958**

5.6.2 Long-term prepaid expenses pending allocation

	Closing balance VND	Opening balance VND
Tools and equipment in use	896,740,035	920,476,778
Asset maintenance expenses	172,381,480	-
Office and factory repair expenses	1,353,131,711	1,304,926,329
Solar power system repair expenses	123,350,115	138,588,726
Product certification expenses	173,105,643	-
Other long-term prepaid expenses	133,367,822	86,804,007
	2,852,076,806	**2,450,795,840**

5.7 Goodwill

	Closing balance VND	Opening balance VND
Goodwill at the beginning of the period	37,530,609,305	4,891,550,000
Increase due to business combinations	125,323,797,637	33,964,533,757
Amortization of goodwill	(6,184,626,609)	(1,325,474,452)
Balance at the end of the period	**156,669,780,333**	**37,530,609,305**

5.8 Construction in progress

	Closing balance *VND*	Opening balance *VND*
Office Rental Project at Bach Dang, Ho Chi Minh City	102,945,516,805	102,888,546,519
Quoc Oai Coffee Factory Project	72,900,614,593	-
Other projects	-	26,051,750
	175,846,131,398	**102,914,598,269**

5.9 **Increases, decreases in tangible fixed assets**

	Buildings and structures *VND*	Machinery and equipment *VND*	Motor vehicles *VND*	Office equipment *VND*	Others *VND*	Total *VND*
COST						
Opening balance	**117,772,322,437**	**3,060,717,471**	**13,201,728,766**	**1,594,005,935**	**-**	**135,628,774,609**
Purchases during the period	1,417,052,960	-	6,324,873,744	-	-	7,741,926,704
Increase due to business combinations	14,466,045,879	13,074,763,728	454,545,454	-	71,707,300	28,067,062,361
Disposals and sales	(28,460,569,520)	(86,867,389)	(1,431,573,636)	(41,950,389)	-	(30,020,960,934)
Closing balance	**105,194,851,756**	**16,048,613,810**	**18,549,574,328**	**1,552,055,546**	**71,707,300**	**141,416,802,740**
ACCUMULATED DEPRECIATION						
Opening balance	**41,489,240,341**	**2,017,306,483**	**5,781,074,464**	**1,520,296,764**	**-**	**50,807,918,052**
Depreciation charged	3,944,241,365	626,394,194	511,537,404	9,956,112	3,983,740	5,096,112,815
Increase due to business combinations	404,917,520	604,787,211	34,213,097	-	5,590,087	1,049,507,915
Disposals and sales	(10,428,992,487)	(62,037,847)	(1,217,962,067)	(5,593,386)	-	(11,714,585,787)
Closing balance	**35,409,406,739**	**3,186,450,041**	**5,108,862,898**	**1,524,659,490**	**9,573,827**	**45,238,952,995**
NET BOOK VALUE						
Opening balance	**76,283,082,096**	**1,043,410,988**	**7,420,654,302**	**73,709,171**	**-**	**84,820,856,557**
Closing balance	**69,785,445,017**	**12,862,163,769**	**13,440,711,430**	**27,396,056**	**62,133,473**	**96,177,849,745**

The net book value of tangible fixed assets pledged as security for the Company's borrowings as at 30 June 2026 was VND 72,915,790,865, and as at 1 January 2026 was VND 82,814,929,262.

The cost of tangible fixed assets that were fully depreciated but remained in use as at 30 June 2026 was VND 22,898,388,869, and as at 1 January 2026 was VND 24,631,206,205.

Details of tangible fixed assets currently in use with a value of 10% or more of the total value:

	Closing balance		Opening balance	
	Cost *VND*	**Netbook value** *VND*	**Cost** *VND*	**Netbook value** *VND*
Rooftop solar power systems	62,075,617,023	52,005,138,962	85,270,613,791	72,110,259,168

Details of tangible fixed assets that have been fully depreciated but are still in use, with a value of 10% or more of the total value:

	Closing balance *VND*	**Opening balance** *VND*
Fortune TGN 156L automobile	1,396,825,455	1,396,825,455
ISUZU forklift	1,116,305,355	1,116,305,355

5.10 Intangible fixed assets

	Brands and trade names *VND*	**Computer software** *VND*	**Total** *VND*
COST			
Opening balance	49,100,000	1,096,440,440	1,145,540,440
Closing balance	49,100,000	1,096,440,440	1,145,540,440
ACCUMULATED DEPRECIATION			
Opening balance	40,916,659	1,096,440,440	1,137,357,099
Depreciation charged	*2,045,832*	-	*2,045,832*
Closing balance	42,962,491	1,096,440,440	1,139,402,931
NET BOOK VALUE			
Opening balance	**8,183,341**	**-**	**8,183,341**
Closing balance	**6,137,509**	**-**	**6,137,509**

The cost of intangible fixed assets that were fully amortised but remained in use as at 30 June 2026 was VND 1,096,440,440, and as at 1 January 2026 was VND 1,096,440,440.

Details of intangible fixed assets currently in use with a value of 10% or more of the total value:

	Closing balance		Opening balance	
	Cost *VND*	Net book value *VND*	Cost *VND*	Net book value *VND*
Omega software	746,520,000	-	746,520,000	-
ERP software	180,000,000	-	180,000,000	-

Details of intangible fixed assets that have been fully depreciated but are still in use, with a value of 10% or more of the total value:

	Closing balance *VND*	Opening balance *VND*
Omega software	746,520,000	746,520,000
ERP software	180,000,000	180,000,000

5.11 Short-term trade payables

	Closing balance *VND*	Opening balance *VND*
Dong A International Joint Stock Company	24,583,051,604	31,994,136,961
Vietnam Stainless Steel Manufacturing and Trading Company Limited	-	33,554,213,988
Saigon Steel Joint Stock Company	-	21,110,387,870
Phu Cuong Import-Export Manufacturing Joint Stock Company	19,455,040,418	-
Other trade payables	6,999,878,547	33,264,309,209
	51,037,970,569	**119,923,048,028**

5.12 Taxes and amounts receivables/payables to the State budget

	Opening balance		Movement in the period			Closing balance	
	Taxes Payable	Taxes receivable	Increase from consolidation	Amount payable	Paid	Taxes Payable	Taxes receivable
	VND	*VND*	*VND*	*VND*	*VND*	*VND*	*VND*
VAT on domestic sales	15,527,211,519	-	-	3,787,188,150	18,570,670,496	743,729,173	-
Corporate income tax	-	-	18,898,652	344,576,060	-	363,474,712	-
Personal income tax	27,366,870	-	41,725,748	205,976,806	116,610,052	158,459,372	-
Fees, charges and other payables	4,725,473,225	1,000,000	-	224,757,715	4,949,230,940	-	-
	20,280,051,614	**1,000,000**	**60,624,400**	**4,562,498,731**	**23,636,511,488**	**1,265,663,257**	**-**

5.13 Short-term accrued expenses

	Closing balance VND	Opening balance VND
Accrued borrowing costs	697,875,621	477,924,568
Accrued warehouse rental expenses	345,600,000	-
Accrued operating expenses for solar power systems	427,050,000	213,525,000
	1,470,525,621	**691,449,568**

5.14 Other short-term payables

	Closing balance VND	Opening balance VND
Trade union fees	24,264,000	7,895,200
Payables to social insurance	14,720,961	8,480,015
Interest-free loan payable to Mr. Nguyen Huy Duc	6,000,000,000	-
Other payables and statutory obligations	3,832,002	62,799,235
	6,042,816,963	**79,174,450**

5.15 Borrowings and finance lease liabilities

5.15.1 Short-term borrowings and finance lease liabilities

	Opening balance	In the period: Increase from business combinations	In the period: Increases	In the period: Decreases	Closing balance
	VND	*VND*	*VND*	*VND*	*VND*
Short-term borrowings	***177,842,047,084***	***71,394,500,000***	***275,565,613,753***	***214,959,446,266***	***309,842,714,571***
Saigon Treasure Commercial Joint Stock Bank – Thu Do Branch (i)	99,347,567,084	-	132,352,011,189	127,782,299,600	103,917,278,673
Saigon Treasure Commercial Joint Stock Bank – Thanh Tri Branch (ii)	19,944,480,000	49,944,500,000	26,130,000,000	26,258,480,000	69,760,500,000
+ Loan 1	*19,944,480,000*	-	*19,816,000,000*	*19,944,480,000*	*19,816,000,000*
+ Loan 2	-	*49,944,500,000*	*6,314,000,000*	*6,314,000,000*	*49,944,500,000*
Saigon – Hanoi Commercial Joint Stock Bank (iii)	58,550,000,000	-	59,213,448,964	59,218,666,666	58,544,782,298
+ Loan 1	*30,000,000,000*	-	*29,996,093,410*	*30,000,000,000*	*29,996,093,410*
+ Loan 2	*28,550,000,000*	-	*29,217,355,554*	*29,218,666,666*	*28,548,688,888*
Vietnam Joint Stock Commercial Bank for Industry and Trade – Song Han Branch (iv)	-	1,700,000,000	25,944,653,600	1,700,000,000	25,944,653,600
Vietnam Prosperity Joint Stock Commercial Bank – Hanoi Branch (v)	-	19,750,000,000	31,925,500,000	-	51,675,500,000
Current portion of long-term borrowings	***9,631,058,916***	***360,000,000***	***4,910,978,372***	***5,800,374,200***	***9,101,663,088***
Shinhan Bank Vietnam Limited	588,399,996	-	914,818,556	382,859,792	1,120,358,760
+ Loan 1	*588,399,996*	-	*294,199,998*	*294,199,998*	*588,399,996*
+ Loan 2	-	-	*620,618,558*	*88,659,794*	*531,958,764*
Military Commercial Joint Stock Bank - Thuy Khue Branch	9,042,658,920	-	3,876,159,816	5,297,514,408	7,621,304,328
Vietnam Joint Stock Commercial Bank for Industry and Trade	-	360,000,000	120,000,000	120,000,000	360,000,000
Short-term borrowings and finance lease liabilities	**187,473,106,000**	**71,754,500,000**	**280,476,592,125**	**220,759,820,466**	**318,944,377,659**

Detailed information relating to short-term borrowing agreements:

(i) Short-term borrowings of the Parent Company from Sai Gon Tai Loc Joint Stock Commercial Bank – Thu Do Branch under Credit Facility Agreement No. 202025391483 dated 11 December 2024 and related agreements and amendments, with a credit facility limit of VND 104 billion and the facility availability period until 23 March 2027. The interest rate is determined for each drawdown. The borrowings are used to supplement working capital. The collateral for the borrowings includes:

Real estate at land plot No. 7, map sheet No. 755, located at Lot B4.3-18, Son Tra – Dien Ngoc High-end Commercial Centre, Office, High-rise Residential and Villa Complex, Son Tra Ward, Da Nang City, under the Certificate of Land Use Rights, Ownership of Houses and Other Assets Attached to Land No. BA 645933 issued by the People's Committee of Da Nang City on 31 December 2010, owned by Ms. Ha Thi Hai Van;
All construction works attached to the land and property rights arising from the leasehold land use rights, including but not limited to fruits and proceeds arising from the business activities and exploitation of the value of the land use rights over an area of 22,788 m² at land plot No. 186, map sheet No. 07, Duong Hao Ward, Hung Yen Province, under the Certificate of Land Use Rights, Ownership of Houses and Other Assets Attached to Land No. CV380399 issued by the Department of Natural Resources and Environment of Hung Yen Province on 21 April 2020 to Phuong Anh International Joint Stock Company (a related party of the Chairman of the Board of Directors);
Real estate at land plot No. 22, map sheet No. 53, Yen Xuan Commune, Hanoi City, under the Certificate of Land Use Rights and Ownership of Assets Attached to Land No. AA 06011717 issued by the Hanoi Land Registration Office Branch on 15 December 2025 to Mr. Nguyen Hung Cuong – Chairman of the Board of Directors of the Company.

(ii) Borrowings from Sai Gon Tai Loc Joint Stock Commercial Bank – Thanh Tri Branch:

+ Loan 1: Short-term borrowing of Dong Xuan Farm and Energy Joint Stock Company under Credit Facility Agreement No. 202427958889 dated 26 November 2024 and related agreements and amendments, with a credit facility limit of VND 20 billion and the facility availability period until 26 November 2026. The interest rate is determined for each drawdown. The borrowing is used to supplement working capital. The collateral for the borrowing includes:

Apartment No. B4108, HH2-1 High-rise Apartment Building (The Matrix One), a residential, entertainment, school, lake, commercial and service complex of Golden Palace A Complex, Tu Liem Ward, Hanoi City, under the Certificate of Land Use Rights, Ownership of Houses and Other Assets Attached to Land No. DO 333570 in the name of Ms. Nguyen Thi Thu Hang, issued by the Hanoi Land Registration Office – Nam Tu Liem District on 11 November 2024, Certificate Book No. CN 00977;
Real estate at land plot No. 142.1, map sheet No. 03, Phu Cat Commune, Hanoi City, under the Certificate of Land Use Rights, Ownership of Houses and Other Assets Attached to Land No. BC 602960 issued by the People's Committee of Quoc Oai District, Hanoi City on 20 January 2011, owned by Mr. Le Dinh Tuan Bao;
Real estate at land plot No. 14, map sheet No. 53, Yen Xuan Commune, Hanoi City, under the Certificate of Land Use Rights and Ownership of Assets Attached to Land No. AP 0765244 issued by the Hanoi Land Registration Office on 16 April 2025, owned by Ms. Pham Thi Thai Ha.

+ Loan 2: Short-term borrowing of Vietnam Coffee Export Joint Stock Company under Credit Facility Agreement No. 25122024 dated 25 December 2024 and related amendments, with a credit facility limit of VND 50 billion and a facility period of 12 months. The interest rate and principal and interest repayment schedule are specified for each drawdown. The borrowing is used to supplement working capital for the Company's coffee production and trading activities. The collateral includes:

Construction works attached to land use rights at land plot No. 55, map sheet No. 59, Tan An Ward, Dak Lak Province, under the Certificate of Ownership of Houses and Other Assets Attached to Land No. BT 471808 issued by the Dak Lak Land Registration Office on 24 December 2024, owned by the Company;
Real estate at land plot No. 18, map sheet No. 53, Yen Xuan Commune, Hanoi City, under the Certificate of Land Use Rights, Ownership of Houses and Other Assets Attached to Land No. AA 00765243 issued by the Hanoi Land Registration Office on 16 April 2025, owned by Ms. Nguyen Thi Thu Hang;
Real estate at land plot No. 22, map sheet No. 25, Phu Cat Commune, Hanoi City, under the Certificate of Land Use Rights, Ownership of Assets Attached to Land No. AA 04366491 issued by the Quoc Oai District Land Registration Office Branch on 25 November 2025, owned by Mr. Nguyen Hung Cuong – Chairman of the Board of Directors;
Real estate at land plots No. 30+32, map sheet No. 53, Yen Xuan Commune, Hanoi City, under the Certificate of Land Use Rights, Ownership of Assets Attached to Land No. AA 04335679 issued by the Hanoi Land Registration Office on 11 November 2025, owned by Mr. Nguyen Hung Cuong – Chairman of the Board of Directors.

(iii) Borrowings from Saigon – Hanoi Joint Stock Commercial Bank (SHB):

+ Loan 1: Short-term borrowing of the Parent Company under Credit Facility Agreement No. 0201/2025/HDHM-PN/SHB.112500 dated 7 June 2025, with a credit facility limit of VND 30 billion, including loans, bank guarantees, letters of credit (LCs), factoring and other credit facilities. The facility period is 12 months from the date of signing the agreement. The interest rate is specified in each debt acknowledgement. The borrowing is used to supplement working capital for the Company's steel trading activities.

The collateral for the borrowing comprises three properties owned by Mr. Nguyen Hung Cuong – Chairman of the Board of Directors and Ms. Nguyen Thi Thu Hang in Yen Xuan Commune, Hanoi City, under the following Certificates of Land Use Rights, Ownership of Houses and Other Assets Attached to Land:

No. AA 00765280 issued by the Hanoi Land Registration Office on 26 March 2025;
No. AA 00765350 issued by the Hanoi Land Registration Office on 17 March 2025;
No. AA 00666391 issued by the Hanoi Land Registration Office on 10 June 2025.

+ Loan 2: Short-term borrowing of Dong Xuan Farm and Energy Joint Stock Company under Credit Facility Agreement No. 0198/2026/HDHM-PN/SHB.112500 dated 17 June 2026, with a credit facility limit of VND 30 billion. The facility availability period is 12 months from the date of signing the agreement. The interest rate is specified in each debt acknowledgement. The borrowing is used to supplement working capital for business activities.

The collateral for the borrowing comprises three properties owned by Mr. Nguyen Hung Cuong – Chairman of the Board of Directors in Yen Xuan Commune, Hanoi City, under the following Certificates of Land Use Rights, Ownership of Houses and Other Assets Attached to Land:

- No. AA 00666392 issued by the Hanoi Land Registration Office on 10 June 2025;
- No. AA 00765255 issued by the Hanoi Land Registration Office on 16 April 2025.

(iv) Short-term borrowing under Credit Facility Loan Agreement No. C3030638693/2025-HĐCVHM/NHCT490-CAPHEVIETNAM dated 30 September 2025 between Vietnam Coffee Export Joint Stock Company and Vietnam Joint Stock Commercial Bank for Industry and Trade – Song Han Branch, with a credit facility limit of VND 55 billion and a facility period of 12 months. The interest rate and principal and interest repayment schedule are specified for each drawdown. The borrowing is used to supplement working capital for the Company's coffee production and trading activities. Security: unsecured.

(v) Short-term borrowing under Credit Facility Agreement No. CLC-69997-01 dated 6 January 2026 between Vietnam Coffee Export Joint Stock Company and Vietnam Prosperity Joint Stock Commercial Bank – Hanoi Branch, with a credit facility limit of VND 60,000,000,000 and a facility period of 12 months. The interest rate and principal and interest repayment schedule are specified for each drawdown. The borrowing is used to supplement working capital for the Company's coffee production and trading activities. The collateral includes:

+ Real estate at Lot A22, Son Tra – Dien Ngoc High-end Commercial, Service and High-rise Apartment Complex, Son Tra Ward, Da Nang City, under the Certificate of Land Use Rights, Ownership of Assets Attached to Land No. BA645833 issued on 9 December 2010, owned by Mr. Nguyen Hung Cuong – Chairman of the Board of Directors and Ms. Vu Thi Thu Huong;
+ Real estate at Lot B4.1-5, Son Tra – Dien Ngoc High-end Commercial Centre, Office, High-rise Residential and Villa Complex, under the Son Tra – Dien Ngoc Main Road Resettlement Area Project, Son Tra Ward, Da Nang City, under the Certificate of Land Use Rights, Ownership of Assets Attached to Land No. BA645940 issued on 31 December 2010, owned by Ms. Nguyen Thi Huong (mother of Mr. Nguyen Hung Cuong – Chairman of the Board of Directors);
+ Guarantee provided by Ms. Bui Thi Ngoc.

5.15.2 Long-term borrowings and finance lease liabilities

	Opening balance	In the period			Closing balance
		Increase from business combinations	Increases	Decreases	
	VND	VND	VND	VND	VND
Long-term borrowings	***21,625,214,934***	***16,336,000,000***	***4,300,000,000***	***7,124,037,877***	***35,137,177,057***
Shinhan Bank Vietnam Limited (vi)	4,167,833,337	-	4,300,000,000	382,859,792	8,084,973,545
+ Loan 1	*4,167,833,337*	-	-	*294,199,998*	*3,873,633,339*
+ Loan 2	-	-	*4,300,000,000*	*88,659,794*	*4,211,340,206*
Military Commercial Joint Stock Bank - Thuy Khue Branch (vii)	17,457,381,597	-	-	6,621,178,085	10,836,203,512
Vietnam Joint Stock Commercial Bank for Industry and Trade (viii)	-	16,336,000,000	-	120,000,000	16,216,000,000
	21,625,214,934	**16,336,000,000**	**4,300,000,000**	**7,124,037,877**	**35,137,177,057**
In which:					
Amount due for settlement within 12 months:	9,631,058,916				9,101,663,088
Long-term borrowings and finance lease liabilities	**11,994,156,018**				**26,035,513,969**

Detailed information relating to long-term borrowing agreements:

(vi) Borrowings from Shinhan Bank Vietnam Limited:

+ Loan 1: Long-term borrowing of the Parent Company under Credit Facility Agreement No, 806400397823 dated 8 January 2025, with a credit facility limit of VND 4,707,200,000, including loans, bank guarantees, letters of credit (LCs), factoring and other credit facilities, The facility period is 96 months from the date of signing the agreement, The fixed interest rate is 7,6% per annum for 36 months from the date of the first disbursement, after which a reference interest rate plus a margin of 2,94% per annum will apply, The borrowing is used to finance the purchase of an automobile, The collateral for the borrowing is the asset financed by the borrowing,

+ Loan 2: Long-term borrowing of Vietnam Coffee Export Joint Stock Company under Credit Agreement No, 806400454345 dated 24 April 2026, with a credit facility limit of VND 4,300,000,000 and a facility period of 96 months, The interest rate and principal and interest repayment schedule are specified for each drawdown, The borrowing is used to finance the purchase of an automobile, The collateral for the borrowing is the asset financed by the borrowing,

(vii) Borrowings of Dong Xuan Farm and Energy Joint Stock Company and its second-tier subsidiaries from Military Commercial Joint Stock Bank – Thuy Khue Branch, with a loan term of 84 months, The borrowings are used to finance the construction and installation of rooftop solar power systems with a capacity of less than 1 MW, The collateral for the borrowings comprises rooftop solar power machinery and equipment financed by the borrowings and receivables arising from power purchase agreements between the borrowers and the local power companies,

(viii) Long-term borrowing under Loan Agreement No, C3030638693/2025-HĐCVTL/NHCT490-CAPHEVIETNAM dated 30 September 2025 between Vietnam Coffee Export Joint Stock Company and Vietnam Joint Stock Commercial Bank for Industry and Trade – Song Han Branch, with a total loan amount of VND 18,200,000,000 and a facility period of 84 months, The interest rate and principal and interest repayment schedule are specified for each drawdown, The borrowing is used to finance the costs of acquiring the transfer of assets attached to land at land plot No, 55, map sheet No, 59, Tan An Ward, Dak Lak Province, The collateral for the borrowing comprises land use rights and assets attached to land relating to the real estate at land plot No, 120, map sheet No, 341, Lots 35+36-B2,2, Bac Tu Vien Phao Lo Residential Cluster, Ngu Hanh Ward, Son Thanh City, Da Nang City, under the Certificate of Land Use Rights, Ownership of Assets Attached to Land No, AA03616091 issued by the Da Nang Land Registration Office on 30 September 2025, owned by Kien Vang Dai Duong Hotel Joint Stock Company – a company under the same Chairman of the Board of Directors,

5.16 Equity

5.16.1 Reconciliation table of equity

	Owner's contributed capital	Share premium	Investment and development fund	Retained earnings and funds	Non-controlling interests	Total
	VND	VND	VND	VND	VND	VND
Prior year's opening balance	**525,000,000,000**	**3,811,400,000**	**4,180,283,793**	**(35,857,055,035)**	**6,046,975,627**	**503,181,604,385**
Profits for the previous year	-	-	-	43,744,599,123	(251,491,604)	43,493,107,519
Increase due to business combination	-	-	-	-	44,576,255,878	44,576,255,878
Other adjustments	-	-	-	34,758,583	(292,373,139)	(257,614,556)
Prior year's closing balance	**525,000,000,000**	**3,811,400,000**	**4,180,283,793**	**7,922,302,671**	**50,079,366,762**	**590,993,353,226**
Current period's opening balance	**525,000,000,000**	**3,811,400,000**	**4,180,283,793**	**7,922,302,671**	**50,079,366,762**	**590,993,353,226**
Profit for the current period	-	-	-	14,035,670,188	448,999,011	14,484,669,199
Increase due to business combination	-	-	-	-	1,875,867,837	1,875,867,837
Current period's closing balance	**525,000,000,000**	**3,811,400,000**	**4,180,283,793**	**21,957,972,859**	**52,404,233,610**	**607,353,890,262**

5.16.2 Details of owner's investment capital

	Closing balance		Opening balance	
	Actual contributed capital	Ratio	Actual contributed capital	Ratio
	VND	%	VND	%
Capital from other entities	525,000,000,000	100.00%	525,000,000,000	100.00%
	525,000,000,000	**100.00%**	**525,000,000,000**	**100.00%**

5.16.3 Capital transactions with owners and dividend distribution, profit sharing

	Current period VND	Prior period VND
Owner's invested equity	-	-
Capital contribution at the beginning of the period	525,000,000,000	525,000,000,000
Contributed capital increased during the period	-	-
Contributed capital decreased during the period	-	-
Capital contribution at the end of the period	525,000,000,000	525,000,000,000

5.16.4 Shares

	Closing balance VND	Opening balance VND
- Number of shares registered for issuance	52,500,000	52,500,000
- Number of shares issued to the public	52,500,000	52,500,000
+ *Ordinary shares*	*52,500,000*	*52,500,000*
+ *Preference shares*	-	-
- Number of shares repurchased	-	-
+ *Ordinary shares*	-	-
+ *Preference shares*	-	-
- Number of outstanding shares in circulation	52,500,000	52,500,000
+ *Ordinary shares*	*52,500,000*	*52,500,000*
+ *Preference shares*	-	-

An ordinary share has par value of 10,000 VND/share

5.17 Off Statement of Financial Position items

5.17.1 Foreign currencies

	Closing balance	Opening balance
US Dollar (USD)	8,346.46	750.93

5.17.2 Bad debts written off

	Closing balance VND	Opening balance VND
Asian Impex Co. Ltd	31,123,114,871	31,123,114,871
SIP Investment and Trading Company Limited	15,677,615,253	15,677,615,253
	46,800,730,124	**46,800,730,124**

6. ADDITIONAL INFORMATION ON THE PRESENTED ITEMS ON THE INTERIM CONSOLIDATED STATEMENT OF INCOME

6.1 Revenue from goods sold and services rendered

	Current period VND	Prior period VND
Revenue from sale of goods	539,802,344,277	521,935,170,911
- *Revenue from sales of steel products*	*382,921,890,408*	*458,605,126,903*
- *Revenue from sales of agricultural products*	*156,880,453,869*	*63,330,044,008*
Revenue from sales of finished products	146,478,224,552	-
Revenue from electricity sales	10,570,945,835	8,960,974,771
Revenue from services rendered	-	72,000,000
Other revenue	203,675,368	-
	697,055,190,032	**530,968,145,682**

6.2 Cost of goods sold and services rendered

	Current period VND	Prior period VND
Cost of merchandise sold	526,056,352,793	510,022,593,381
- *Cost of steel goods sold*	*376,271,964,486*	*447,200,713,952*
- *Cost of agricultural goods sold*	*149,784,388,307*	*62,821,879,429*
Cost of finished goods sold	154,743,643,420	-
Cost of electricity production activities	2,979,309,429	2,980,794,084
Cost of services rendered	-	202,474,872
	683,779,305,642	**513,205,862,337**

6.3 Financial income

	Current period VND	Prior period VND
Interest income from deposits and loans	391,628,143	1,144,330,975
Late payment interest income	2,686,178,082	-
Cash discount received	15,448,557,896	-
Foreign exchange gain	476,866,903	-
Gain from coffee exchange transactions	31,194,221,876	-
	50,197,452,900	**1,144,330,975**

6.4 Financial expenses

	Current period VND	Prior period VND
Borrowing costs	12,673,368,268	6,962,578,037
Late payment interest	-	42,341,938
Foreign exchange loss	236,469,439	-
Loss from coffee exchange transactions	16,707,003,719	-
	29,616,841,426	**7,004,919,975**

6.5 Selling expenses

	Current period VND	Prior period VND
Staff costs	1,817,584,386	703,338,892
The cost of raw materials, packaging	214,770,573	-
The cost of tools, tools, utensils	86,374,104	42,946,781
Depreciation expense of fixed assets	722,733,861	644,843,320
Cost of outsourced services	3,382,874,718	668,368,660
Others	119,633,553	316,960,949
	6,343,971,195	**2,376,458,602**

6.6 General and administration expenses

	Current period VND	Prior period VND
Management staff costs	3,941,197,857	1,841,712,490
Cost of tools, instruments and supplies	434,658,636	258,157,194
Fixed asset depreciation expense	874,928,401	324,857,582
Taxes, charges and fees	-	17,000,000
Cost of outsourced services	4,745,536,744	3,611,937,372
Others	1,109,099,415	219,929,603
Provision for losses of bad receivables	-	9

6.7 Other income

	Current period VND	Prior period VND
Insurance compensation received	1,551,888,690	-
Gain from disposal of fixed assets	2,739,418,241	-
Others	30,788	366,120
	4,291,337,719	**366,120**

6.8 Other expenses

	Current period VND	Prior period VND
Loss from disposal of fixed assets	611,569	-
Tax penalties and late payment interest	247,326,305	10,054,520
Others	104,592,215	250,866,660
	352,530,089	**260,921,180**

6.9 Corporate income tax expense

	Current period VND	Prior period VND
Corporate income tax at the Parent Company	-	-
Corporate income tax at the Subsidiaries	344,576,060	-
	344,576,060	**-**

6.10 Basic earnings per share

	Current period	Prior period
Accounting profit after corporate income tax	14,035,670,188	(1,206,355,454)
Increasing or decreasing adjustments to accounting profit to determine profit or loss attributable to ordinary shareholders:	-	-
Profit or loss attributable to ordinary shareholders	14,035,670,188	(1,206,355,454)
Average ordinary shares in circulation for the period	*52,500,000*	*52,500,000*
Basic earnings per share	**267**	**(23)**

6.11 Production cost by nature

	Current period VND	Prior period VND
Raw materials and consumables	189,813,985,386	301,103,975
Labour	6,545,682,260	3,348,511,471
Depreciation and amortisation	5,098,158,647	969,700,902
Taxes, charges and fees	-	17,000,000
Contingency Expenses	-	9
Cost of outsourced services	8,238,311,263	5,900,306,032
Others	1,228,732,968	1,296,699,420
Amortisation of goodwill	6,184,626,609	308,940,000
	217,109,497,133	**12,142,261,809**

7. ADDITIONAL INFORMATION ON THE PRESENTED SECTIONS ON THE STATEMENT OF CASH FLOWS

7.1 Actual amounts of borrowings received during the period

	Current period VND	Prior period VND
Proceeds from borrowings under normal contracts	279,865,613,753	299,680,999,554
	279,865,613,753	**299,680,999,554**

7.2 Actual amounts of principal paid during the period

	Current period VND	Prior period VND
Repayment of borrowings under normal contracts	222,083,484,143	391,158,016,486
	222,083,484,143	**391,158,016,486**

8 OTHER INFORMATION

8.1 Events arising after the end of the period

The Board of Management of the Company affirms that, in the identity of The Board of Management, in terms of material aspects, no unusual events occurred after the end of the period that would affect the financial situation and The Company's activities need to be adjusted or presented in these interim consolidated financial statements,

8.2 Transactions and balances with related parties

The related parties with the Corporation include key management members, the individuals involved with key management members and other related parties.

8.2.1 Transactions and balances with key management personnel and individuals and organisations related to key management personnel

Key management personnel comprise members of the Board of Directors, the Board of Supervisors and the Board of Management. Individuals and organisations related to key management personnel include close family members of key management personnel.

Income of key management members:

Income received by members of the Board of Directors, the Board of Supervisors and members of the Board of General Directors during the period is as follows:

		Current priod VND	Prior priod VND
The Board of management			
Mr. Nguyen Hung Cuong	Chairman	664,750,000	663,480,000
Ms. Tran Thi Huong Giang	Member	278,952,167	200,986,276
Ms. Doan Thi Thu Thuy	Member	12,000,000	-
Ms. Nguyen Thi Hien	Member	12,000,000	-
Mr. Bui Van Huan	Independent member	12,000,000	-
The Board of supervisiors			
Mr. Pham Quang Manh	Head of BOS	12,000,000	-
Ms. Vuong Thi Thuy	Member	6,000,000	-
Ms. Luu Ngoc Anh	Member	2,000,000	-
Ms. Lai Thu Trang *(Dismissed on 24/04/2026)*	Member	4,000,000	-

		Current priod VND	Prior priod VND
The Board of General Directors			
Mr. Nguyen Manh Lam *(Dismissed on12/07/2025)*	General Director	-	185,534,910
Mdm. Bui Thi Lieu	Chief Financial Officer	169,559,999	-
		1,173,262,166	**1,050,001,186**

Transactions with key members of management and individuals related to key members of management,

The Company does not have transactions related to sales and provision of services to key management members and individuals related to key management members,

At the end of the period, the Company had no balances with key management members and individuals related to key management members,

8.2.2 Transactions and balances with other related parties

Other related parties to the Company include subsidiaries, joint-ventures, associates controlled businesses, individuals with direct or indirect voting rights at the Company and intimately members within their families, businesses run by key management employees and individuals with direct or indirect voting rights of the Company and intimately members of their families,

List of other related parties:

Other related parties	Location	Relationship
Phuong Anh International Joint Stock Company	Hung Yen	Same Chairman
Mr, Nguyen Xuan Thu		Family members of the Chairman

Transactions with other related parties
During this period, there were major transactions with related companies as follows:

Purchase of goods and services	Current period VND	Prior period VND
Phuong Anh International Joint Stock Company	-	369,600,000
	-	**369,600,000**

Other transactions	Content	Current period VND	Prior period VND
Mr, Nguyen Xuan Thu	Loans granted	8,150,000,000	21,469,000,000
	Collection of loans granted	16,600,000,000	-

Balance of accounts receivable/(payable) with other related parties

,	Closing balance VND	Opening balance VND
Other short-term receivables	**10,199,000,000**	**18,649,000,000**
Mr, Nguyen Xuan Thu	10,199,000,000	18,649,000,000

8.3 Segment information

The Company is not required to prepare segment reporting as it does not meet any of the three conditions requiring segment reporting by geographical area as prescribed in Circular No, 20/2006/TT-BTC dated 20 March 2006 issued by the Ministry of Finance guiding the implementation of six (06) accounting standards promulgated under Decision No, 12/2005/QD-BTC dated 15 February 2005 issued by the Ministry of Finance,

8.4 Comparative figures

The comparative figures in the interim consolidated statement of financial position and the related notes are those of the Company's consolidated financial statements for the fiscal year ended 31 December 2025 audited by International Auditing and Valuation Company Limited,

The comparative figures in the interim consolidated statement of income, the interim consolidated statement of cash flows and the related notes are those of the Company's interim consolidated financial statements for the six-month period ended 30 June 2025 reviewed by International Auditing and Valuation Company Limited,

Certain items have been reclassified to conform with Circular No, 99/2025/TT-BTC dated 27 October 2025 issued by the Ministry of Finance providing guidance on the accounting regime for enterprises, for comparison with the figures for the current period, as follows:

Restated figures			Figures as previously presented under Circular No.202/2014/TT-BTC			
Items	*Code*	*Amount VND*	*Items*	*Code*	*Amount VND*	Change
a, Consolidated Statement of Financial Position						
Other short-term receivables	135	248,235,138,360	Other short-term receivables	136	248,235,138,360	-
Other short-term assets	**160**	**7,054,827,768**	**Other short-term assets**	**150**	**7,054,827,768**	-
Short-term prepaid expenses pending allocation	161	661,478,958	Short-term prepaid expenses	151	661,478,958	-
Value added tax deductibles	162	6,392,348,810	Value added tax deductibles	152	6,392,348,810	-
Taxes and other receivables from the State budget	163	1,000,000	Taxes and other receivables from the State budget	153	1,000,000	-
Long-term assets in progress	**250**	**102,914,598,269**	**Long-term assets in progress**	**240**	**102,914,598,269**	-
Construction in progress	252	102,914,598,269	Construction in progress	242	102,914,598,269	-
Other long-term assets	**270**	**39,981,405,145**	**Other long-term assets**	**260**	**39,981,405,145**	-
Long-term prepaid expenses pending allocation	271	2,450,795,840	Long-term prepaid expenses	261	2,450,795,840	-
Goodwill	279	37,530,609,305	Goodwill	269	37,530,609,305	
TOTAL ASSETS	**280**	**934,392,580,384**	**TOTAL ASSETS**	**270**	**934,392,580,384**	-
Taxes and amounts payable to the State budget	314	20,280,051,614	Taxes and amounts payable to the State budget	313	20,280,051,614	-
Payables to employees	315	584,972,055	Payables to employees	314	584,972,055	-
Short-term accrued expenses	316	691,449,568	Short-term accrued expenses	315	691,449,568	-
Other short-term payables	320	79,174,450	Other short-term payables	319	79,174,450	-
Short-term borrowings and finance lease liabilities	321	187,473,106,000	Short-term borrowings and finance lease liabilities	320	187,473,106,000	-
Bonus and welfare fund	323	1,356,427,931	Bonus and welfare fund	322	1,356,427,931	-
Long-term borrowings and finance lease liabilities	339	11,994,156,018	Long-term borrowings and finance lease liabilities	338	11,994,156,018	-
Deferred tax liabilities	342	1,016,841,494	Deferred tax liabilities	341	1,016,841,494	
Retained earnings	420	7,922,302,671	Retained earnings	421	7,922,302,671	-
- Retained earnings/(losses) accumulated to the prior year end	*420a*	*(35,822,296,452)*	*- Retained earnings/(losses) accumulated to the prior year end*	*421a*	*(35,822,296,452)*	-
- Retained earnings/(losses) of the current period	*420b*	*43,744,599,123*	*- Retained earnings/(losses) of the current period*	*421b*	*43,744,599,123*	-
TOTAL RESOURCES	**440**	**934,392,580,384**	**TOTAL RESOURCES**	**440**	**934,392,580,384**	-

Restated figures			Figures as previously presented under Circular No.202/2014/TT-BTC			Change
Items	*Code*	*Amount VND*	*Items*	*Code*	*Amount VND*	
b, Consolidated Statement of Profit or Loss						
Financial income	22	1,144,330,975	Financial income	21	1,144,330,975	-
Financial expenses	23	7,004,919,975	Financial expenses	22	7,004,919,975	-
- In which: Interest expense	*24*	*6,962,578,037*	- In which: Interest expense	*23*	*6,962,578,037*	-
Share of profit or loss of associates and joint ventures	27	(3,637,467,580)	Share of profit or loss of associates and joint ventures	24	(3,637,467,580)	-
c, Consolidated Statement of Cash Flows						
- (Gains)/losses from investing, financial activities	05	(1,144,330,975)	- (Gains)/losses from investing activities	05	(1,144,330,975)	-
- Borrowing costs	06	6,962,578,037	- Interest expense	06	6,962,578,037	-
Increase/(decrease) in prepaid expenses	12	(441,508,950)	Increase/(decrease) in prepaid expenses	12	(441,508,950)	-
Borrowing costs paid	14	(7,371,512,514)	Interest paid	14	(7,371,512,514)	-

Preparer
Le Huu Bien

Chief Accountant
Le Huu Bien

Chairman
Nguyen Hung Cuong
Ha Noi, Viet Nam
Date 26 month 08 2026

M.S.D.N:0101515686-C.T.C.P
CÔNG TY CỔ PHẦN TẬP ĐOÀN THÀNH NAM
THÀNH PHỐ HÀ NỘI

CHỦ TỊCH HĐQT
Nguyễn Hùng Cường